Tax Deferral Programs for Seniors and Low Income Persons with Disabilities
Criteria for Deferral of Tax Increases Program

Deferred amount:
- The tax increase for any single year including municipal and education taxes.
- Accumulated deferred amounts including interest should not exceed 40% of the assessed value of the property (referred to as the assessment cap).

Eligible person:
- The owner or the owner’s spouse or both are 65 years of age in the year preceding the taxation year in which the deferral would be granted.
  OR
- The owner or the owner’s spouse is a low income person with disabilities who is in receipt of assistance paid under the Ontario Disability Support Program (ODSP) or a disability amount paid under the Guaranteed Income Supplement (GIS) or an amount paid under the CPP disability benefit.
- Only eligible if the registered owners are not participating in any other City of Hamilton property tax relief program.

Income:
- The aggregate taxable income of the owner and the owner’s spouse is no more than 150% of the GIS Maximum Annual Income (combined), as published by the Government of Canada for individuals whose spouse / common law receives the full OAS pension. This threshold applies regardless of marital status ($34,800 for 2017).
- The income threshold will be verified against Line 150 – Total Income on the previous year’s Notice of Assessment(s) from Canada Revenue Agency.

Property:
- The property must be assessed in the residential property class. For multiple use properties, only the residential portion is used to determine eligibility.
- Must be the principal residence of the applicant.
- Property taxes for the previous years must be up to date at the time of the application.
- A registered owner cannot apply for a deferral for more than one property.

Ownership:
- Must have owned the property for at least one year preceding the application date.

Application:
- Annual application is required to defer the current year’s tax increase.
- If an application is not received for the current taxation year, previously deferred amounts will remain in the tax account until they become payable.
- The application can be made any time during the year and up to the last business day of February of the following year.
- The applicant, the applicant’s spouse and all registered owners must be indicated at the time of the application.

Interest:
- The deferred amounts are not charged interest while the participant is eligible for the program. Where deferred amounts become payable and not immediately repaid, the outstanding amount becomes subject to interest.

Special Lien:
- Deferred amounts and interest and penalties, if applicable, are a special lien on the participating property. Deferred amounts and any interest and penalties will be shown in the Tax Certificate.

Repayment
- If the current owner / applicant is no longer eligible, deferred amounts will remain in the tax account until the property is sold.
- Deferred amounts plus interest, if any, become payable immediately if the property is sold.
- If, at any point, the assessment cap is reached, no additional deferrals will be allowed for the property, regardless of Current Value Assessment (CVA) changes. Existing deferred amounts will continue to be subject to interest and will become payable when the property is sold, or if the owner is no longer eligible.